



64 Satchell Road, Hamble-le-Rice

Design and Access Statement

Introduction

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling, 64 Satchell Lane, Hamble-le-rice.

This document outlines the proposed works to include:

- Proposed porch
- Internal alterations across the ground floor and first floor
- Small first floor rear extension
- Loft conversion
- Refurbish the exterior of the dwelling
- Alterations to the existing roof, including new roof covering, incorporation of rear dormer and addition of solar panels.

The application is for Household Planning Permission. The following documents accompany the application:

- 22084 Drawing Collection
- Community Levy Infrastructure Form 1
- Design & Access statement
- Biodiversity Checklist
- Ecology Survey and Report

A measured survey and topographical survey has been undertaken by P Stubbington Land Surveys Ltd, to accurately establish existing floor levels, heights, internal and external details of the dwelling. The OS extracts are to show site location plan and block plan only.

Relevant Planning History

There are no previous planning applications registered on the Eastleigh Borough Council public planning register for the application site.

The following planning applications relate to applications for the immediate neighbouring sites.

66 Satchell Lane (F/11/68685)

Install solar PV panels on south facing roof slope and flat roof - Permitted

62 Satchell Lane (F/15/77711)

Single storey side extension & alterations to roof including 2n° new dormers and enlargement . – Permitted

60 Satchell Lane (F/10/67577)

Construction of 2 storey dwelling with access & garage, following felling of trees. – Permitted

Relevant Planning Policy

NPPF (July 2021)

Eastleigh Borough Council Local Plan (April 2022)

S1 – Delivering Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.

S2 – Approach to New Development

The urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of this plan

DM1 – General Criteria for New Development

All new development should not have an unacceptable impact on, and where possible should enhance residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast; biodiversity. Development should take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views.

DM3 – Adaption to Climate Change

All development should be designed to adapt to the predicted climate change impacts for the Borough. To reduce the potential impacts of surface water flooding, sustainable drainage systems need to be implemented.

DM5 – Managing Flood Risk

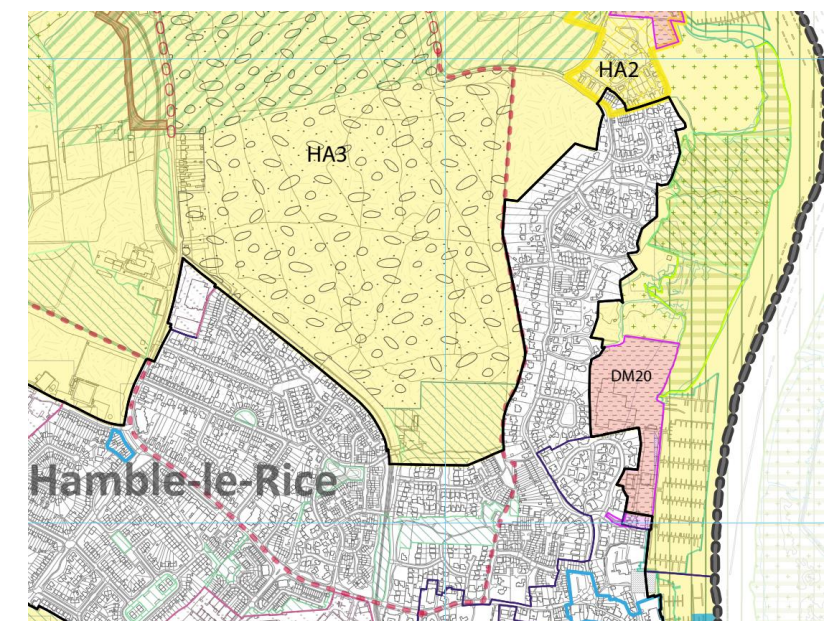
Development should not increase flooding elsewhere.

DM11 – Nature Conservation

The application site sits within 100m of a SINC and within 200m of a SAC and SPA.

DM23 – Residential Development in Urban Areas

Within the urban edge as defined on the policies map, residential development through new build, conversion, sub-division or extension will normally be permitted subject to the general development criteria and transport policies of this Local Plan.



The Site Location

64 Satchell Lane is a modest detached dwelling located on a sloping site north of Hamble-le-rice. The house sits adjacent the road and has a long garden that slopes down towards the River Hamble which lays approximately 300m to the east of the site.

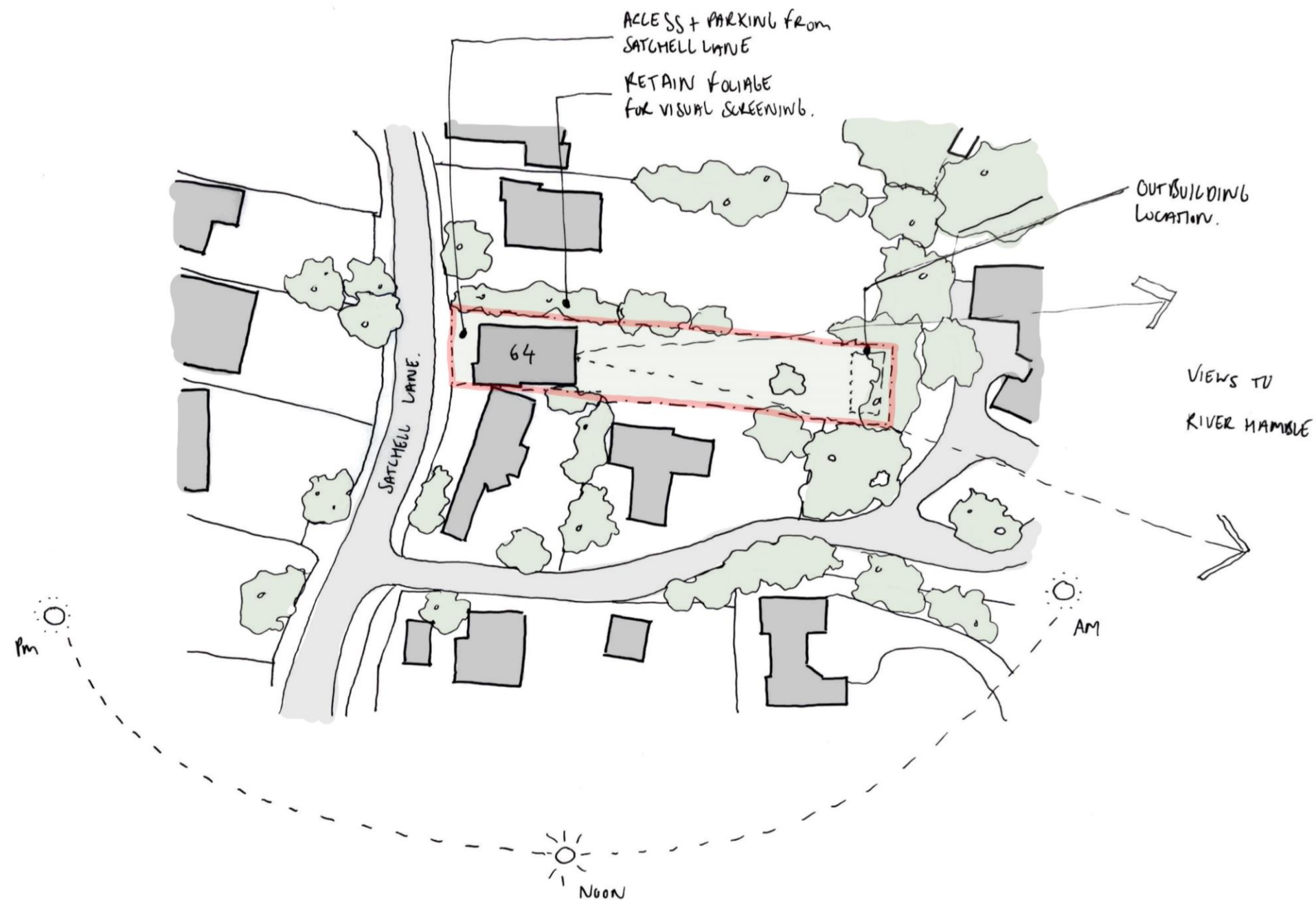
Situated on the east side of Satchell lane, the site sits on an east-west axis.

The existing site boundaries consist of high trees and bushes which afford the site with natural screening and a sense of privacy in the back garden.

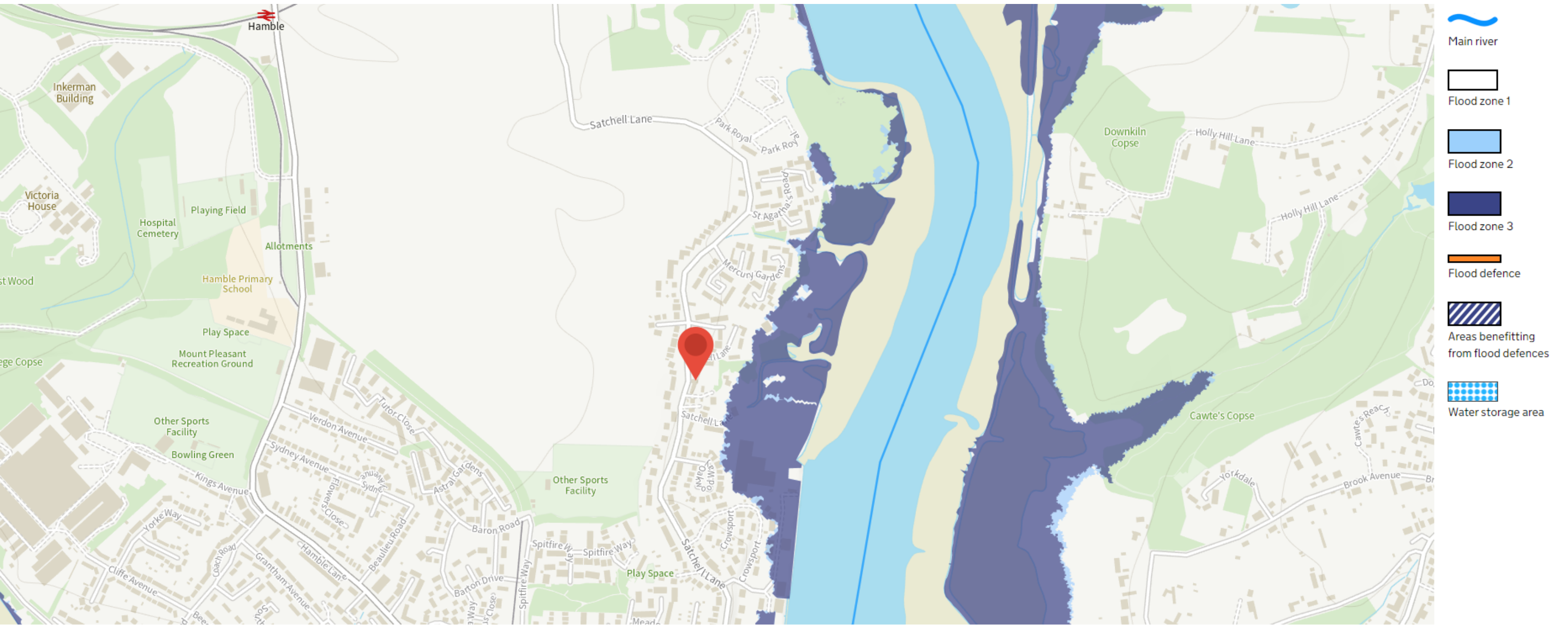
Surrounding buildings are residential dwellings that, although vernacular in appearance, vary in style, size and materiality. Materials featured consist of a combination of render, pebble-dash, brick, and timber effect cladding with clay tiled and slate roofs.



Site analysis



Flood Risk Assessment



The application site sits within Flood Risk Zone 1.

The Environment Agency data suggests that there is a very low risk of flooding at this area of the site due to either sea and rivers or surface water.

Proposals

Use

To remain as existing. C3 residential dwelling.

Layout

The proposed alterations seek to modernise and refurbish the existing dwelling, to create light, functional and comfortable living spaces of high-quality design. The revised internal layout provides more cohesive, functional and better-connected living spaces that are conducive to family life.

As privacy and security is important within a family home, the design seeks to create a balanced relationship between large open living areas and private spaces.

Ground floor

The existing porch, located on the north elevation, is to be demolished and replaced with a new porch on the front elevation. The new porch and canopy will create a new and better-defined entrance to the dwelling.

The ground floor layout is revised to provide a larger single garage, utility/boot room, double height entrance hall, w/c and open-plan kitchen/living/dining room.

The proposals will improve circulation within the ground floor and create a primary, open-plan family living area at the rear of the dwelling which overlooks and opens out onto the garden. The secondary 'service' spaces are located to the front of the dwelling and help to separate the private living space from the road adjacent the front of the site.

First Floor

The existing sunroom is to be demolished and replaced with a smaller, more in keeping extension. A small extension to the north-east corner of the dwelling over the existing flat roof.

The proposed alterations provide a family bathroom and 3 double bedrooms and 2 ensembles. The master bedroom and second bedroom are located to the rear of the house overlooking the garden.

Second Floor

The proposed alterations to the roof, allow the loft to be converted. The second-floor space will house a WC, snug, study and a small covered balcony. The existing garage is unusable for parking purposes. In order to get a car off the road and into the garage, the existing living room has been sacrificed to make a usable garage space (3 x 6m). Hence the need for a loft conversion to create a snug and study space.



Proposed rear elevation

Appearance

The existing dwelling is to be refurbished externally as well as internally. The front elevation, fronting onto Satchell Lane, will remain more traditional in appearance with minimal alterations. The feature timber-clad canopy and porch at ground floor, form the main alterations, allowing the house to blend in harmoniously with the surrounding area and respect Hamble's established character.

The rear of the dwelling is more contemporary in design, incorporating full height sliding doors to the ground floor and featuring charred timber cladding and zinc elements including the flat roof dormer.

Proposed materials

Robust materials, that are in keeping with the surrounding context, have been chosen for the marine setting.

Wherever possible, materials will be locally sourced and have a low embodied carbon. The use of local and natural materials also enhances the way in which the building relates to the landscape and its sense of place.

Walls:	All areas of new brickwork are to match the existing, grey weatherboarding / burnt timber cladding will replace the pebble-dash panels on the first floors. Feature canopies to the front and rear elevations will be finished in charred timber cladding.
Roof:	The existing clay tile roof is to be re-finished with slate. Whilst the flat roof dormer to the rear is to be finished in standing seam zinc cladding. Dark grey fascia and rainwater goods.
Windows:	Dark grey aluminium glazing throughout.

Scale

The proposals help to unify and rationalise the existing dwelling and are of a reasonable scale in relation to the existing house, the plot and within the surrounding context.

The proposals will result in a reduction in the footprint of the house by 3.5m²

The proposed roof alterations and dormer at second floor sit at the same height as the existing main roof ridge, as such the height of the dwelling will remain the same. The increased mass of the house as viewed from Satchell Lane will be minimal and will therefore have limited impact on the surrounding context. Although the mass of the house will increase more from the side elevations and rear elevation, the increase is considered reasonable in relation to the existing house and will significantly improve both the internal spaces and the external appearance of the dwelling.

The existing vegetation will provide natural screening for the adjacent properties and due to the location of the proposals they will not cause increased overlooking towards the neighbouring properties.

Amount

Existing ground floor (including garage):	108.2 m ²
Existing first floor:	80.0 m ²
Total GIA of existing house:	188.2 m ²
Proposed ground floor (including garage):	104.7 m ²
Proposed first floor:	88.7 m ²
Proposed second floor:	41.5 m ²
Proposed total GIA of house:	234.9 m ²
Total proposed increase:	46.7 m ² (24.8%)

Landscape

New landscaping to the rear of the dwelling will form second lower terrace. The proposed landscaping includes areas of soft landscaping, purpose-built planters and areas of hard landscaping; forming tranquil outdoor seating areas as well as improving accessibility between the house and the sloping garden.

Access

To remain as existing.

Parking

The existing dwelling incorporates an integral garage that is currently used for storage purposes, as it is not wide enough to accommodate a modern family car. A single parking space on the front driveway provides parking for the dwelling.

As part of the proposals, the existing garage is to be enlarged to provide a functional covered parking space. Parking space for 1 car will still be retained on the front driveway. As such the proposals will increase the amount of usable car parking by 1 space.

Ecology

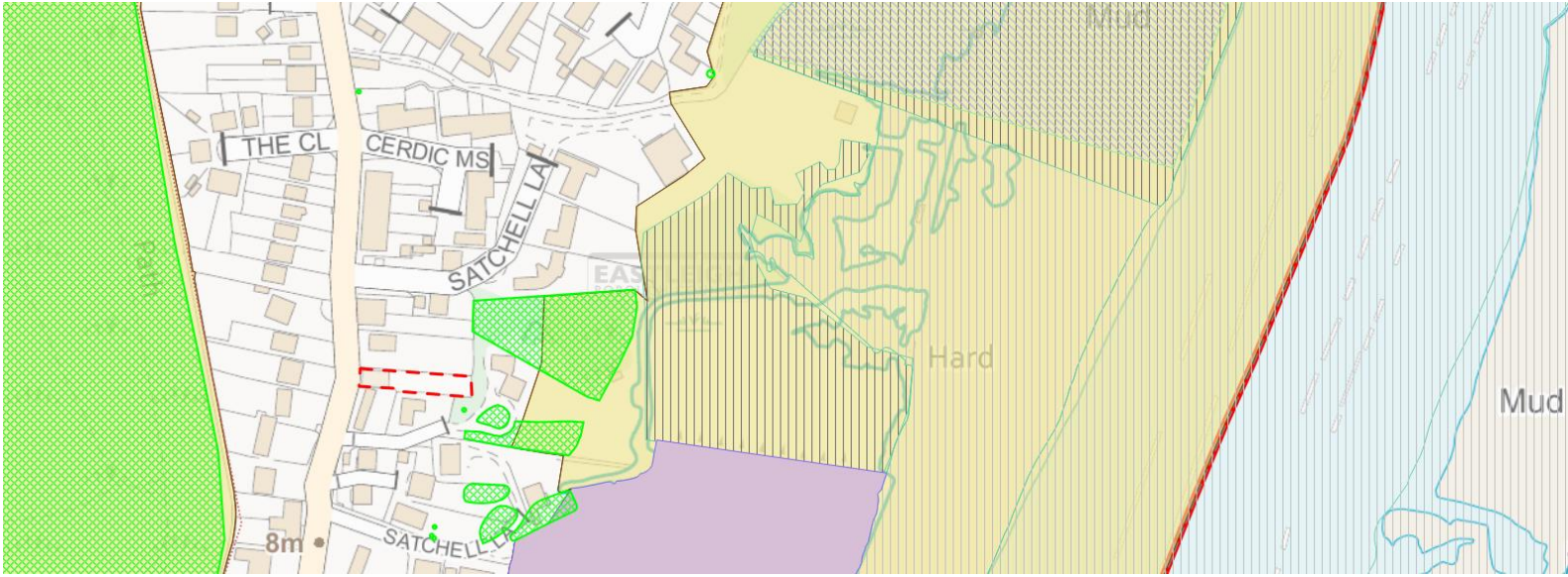
No trees or biodiversity are affected by the proposed development.

The site doesn't fall within a designated nature conservation area, however there is SINC and TPO areas within 100m of the application site and a SAC and SPA within 200m of the application site. Any potential impact on biodiversity and the surrounding area have been carefully considered throughout the design process.

As per the Biodiversity checklist, the application is accompanied by an ecology and bat report.

As part of the proposals, in order to increase biodiversity within the site, a new bird and bat box will be incorporated on the application site, helping to support local bat and bird populations.

Native and wildflower planting will be incorporated within the new landscaping and will help support local insect and bee populations. An insect hotel will also be incorporated within the landscaping.



Sustainability

Materials will be sourced from the local area where possible. This both supports local suppliers and reduces carbon emissions from transport.

The proposals incorporate areas of double glazing to take advantage of views and natural daylight, reducing the need for artificial lighting throughout most of the day. This also aims to provide a lighter, healthier environment within the house.

All new lighting will be LED to minimise power consumption.

The proposals have been designed to achieve U-values that exceed the required compliance for refurbishments and extensions to existing dwellings under the new building regulations.

The chosen materials are low maintenance and have a long-life span.

Sustainable drainage will be achieved through use of soakaways. Any areas of new hard landscaping will be permeable.

Solar panels are proposed to be located on the south and west facing roof slopes. The provisional location is indicated on drawing 22084-04.

Site photographs



Front view of property along Satchell Lane, looking North
(Source: Google Maps)



Front view of property along Satchell Lane, looking South
(Source: Google Maps)



Rear view of property from garden